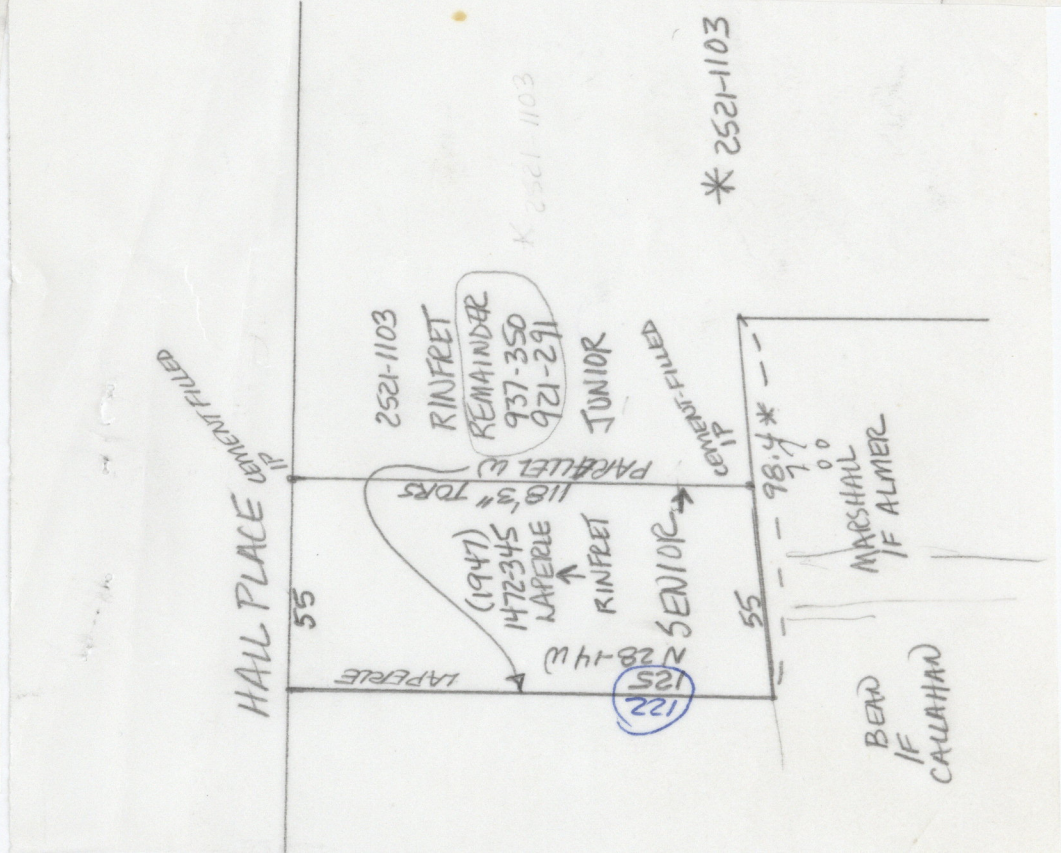
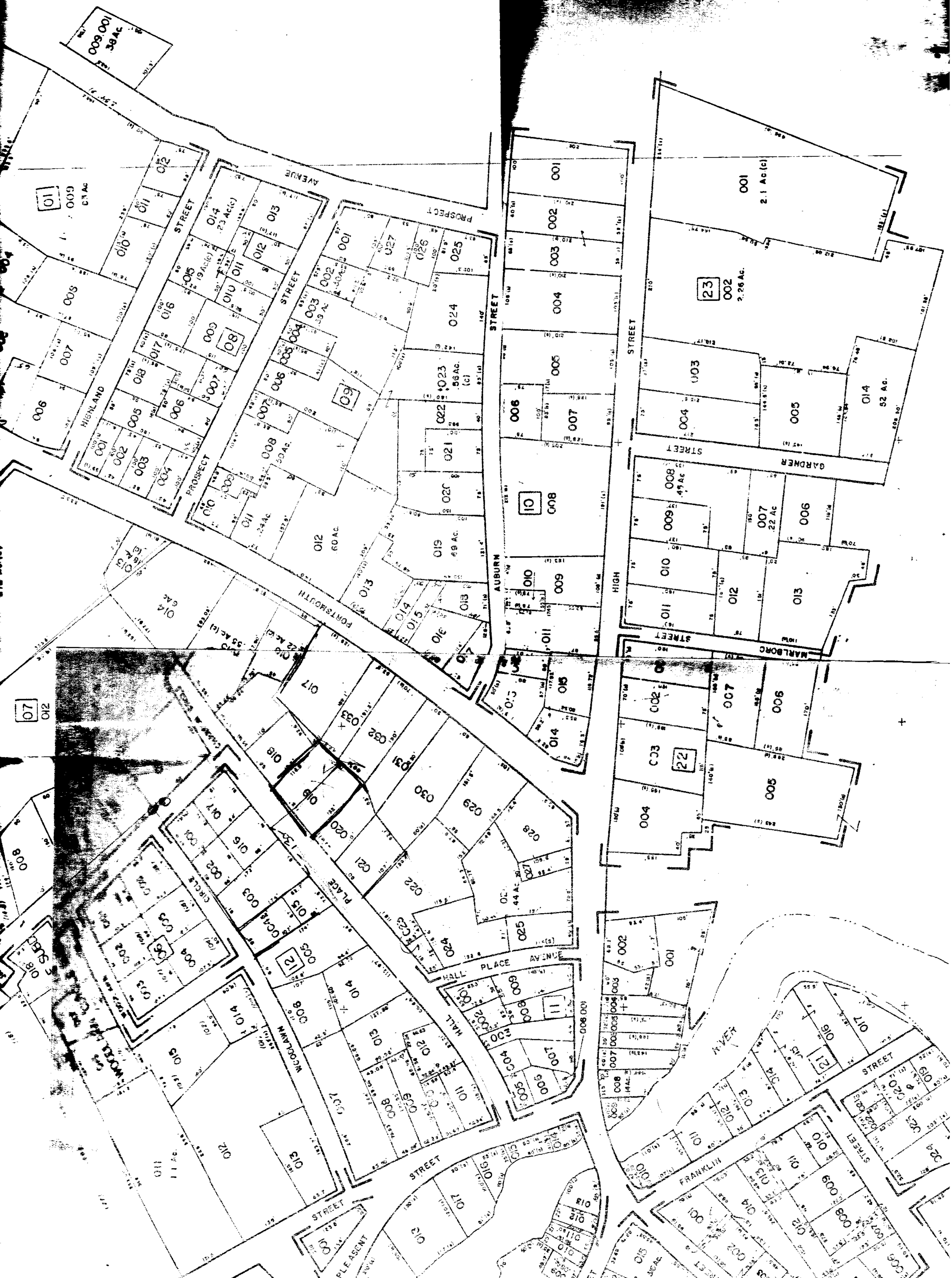


1156-344	430-079	PLAN 02088
126-355	532-169	
1432-024	551-450	
1472-345	587-312	
1472-348	666-271	
1690-097	666-272	
1702-224	666-272	
1865-0065	752-261	PLAN 1551-450
2204-916	752-261	
2243-0766	921-291	
2378-1339	921-291	PLAN D3595
2390-1999	937-065	PLAN C9556
2420-026	937-350	
243-372	979-018	PLAN C6346
2521-1103		
2673-1143		
327-240		PLAN C11950
335-357		
338-457		
347-148		1892 ATLAS
380-012		
404-299		PLAN 0923
418-471		
429-461		PROB 11757NS
		JOSHUA WILSON
		1766 STATE
		PAPERS VOL 8

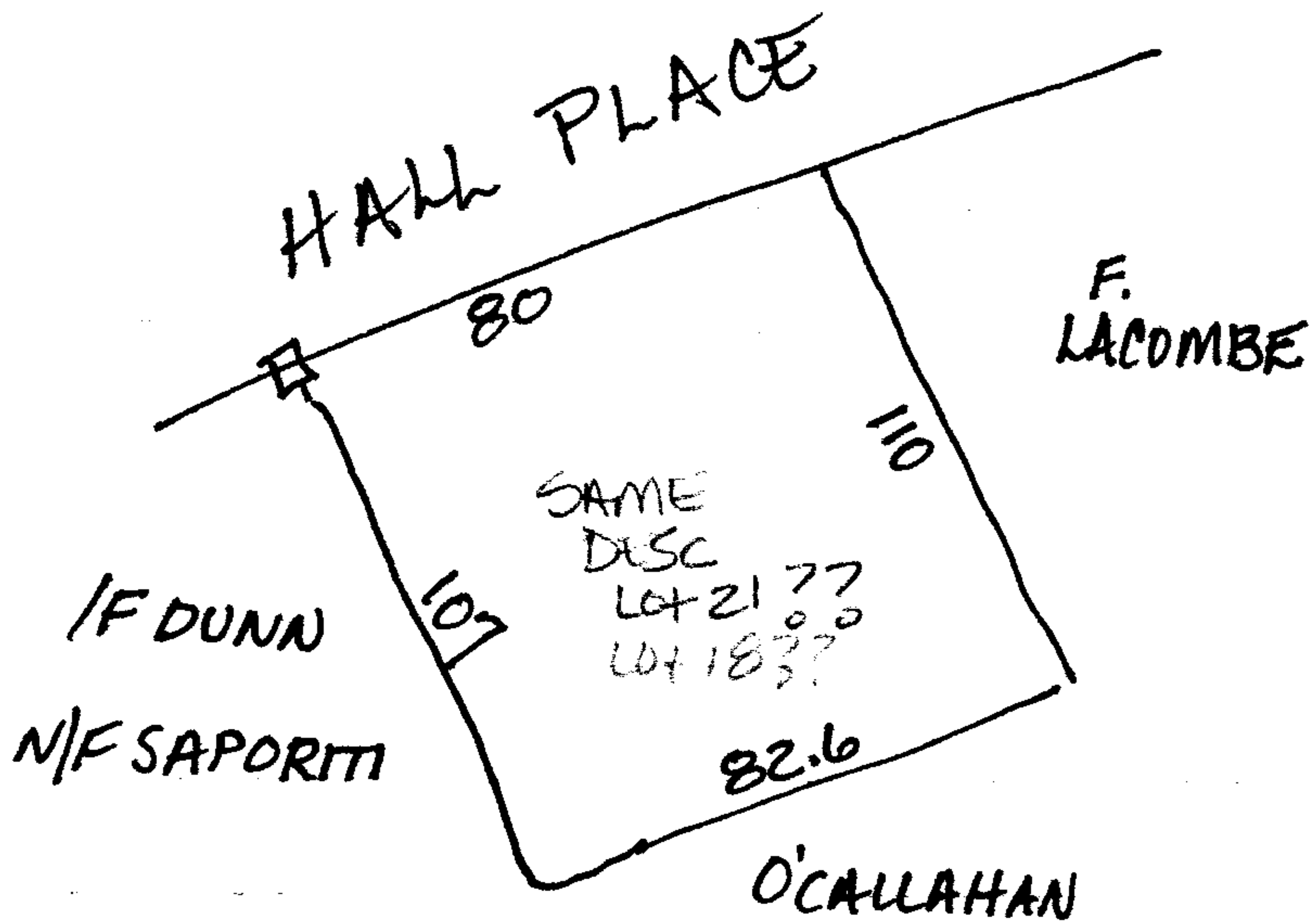
DEEDS, PLANS ETC IN JOB 93 FILE



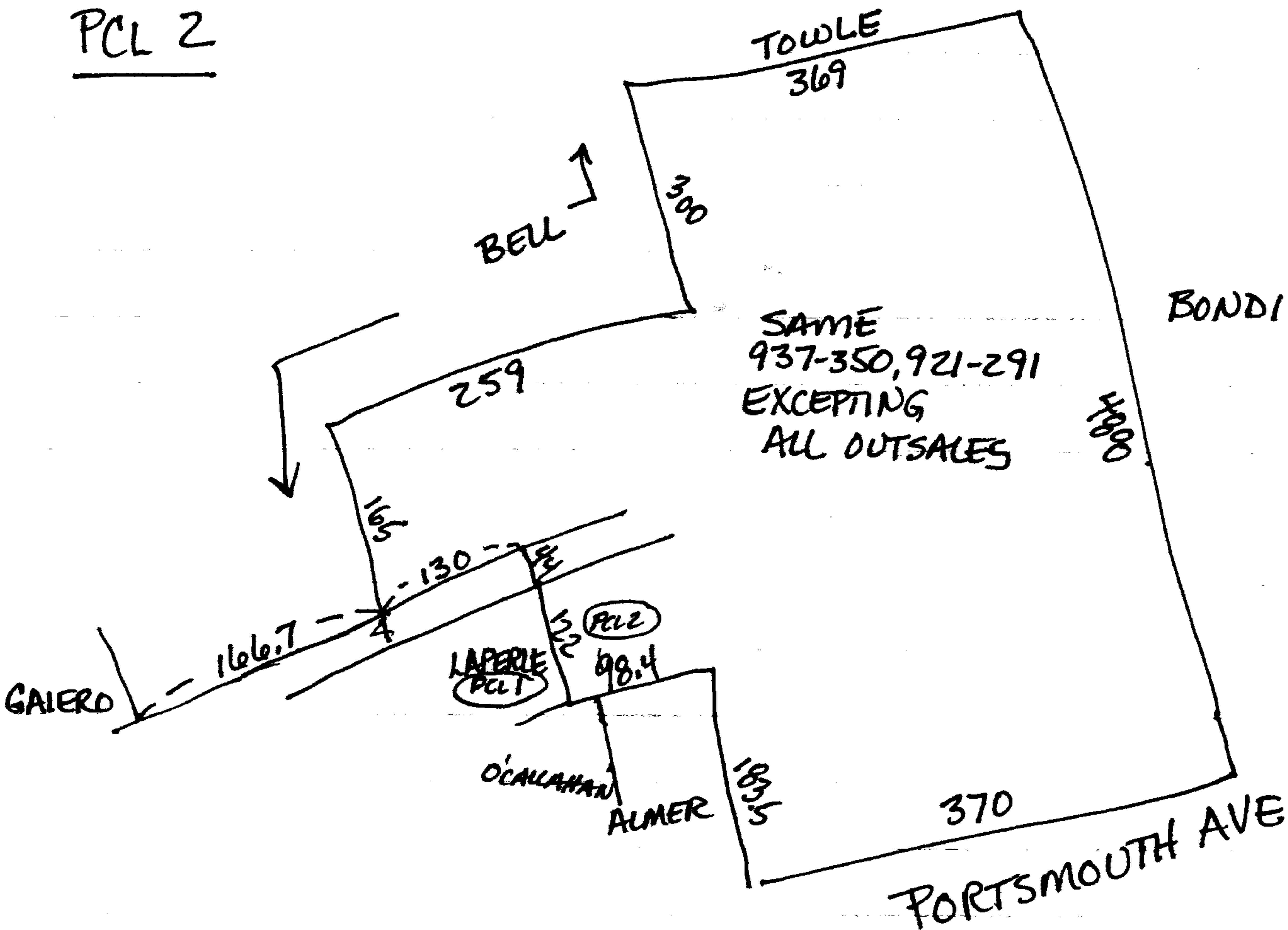


2521-1103 HAVE COPY-READ!

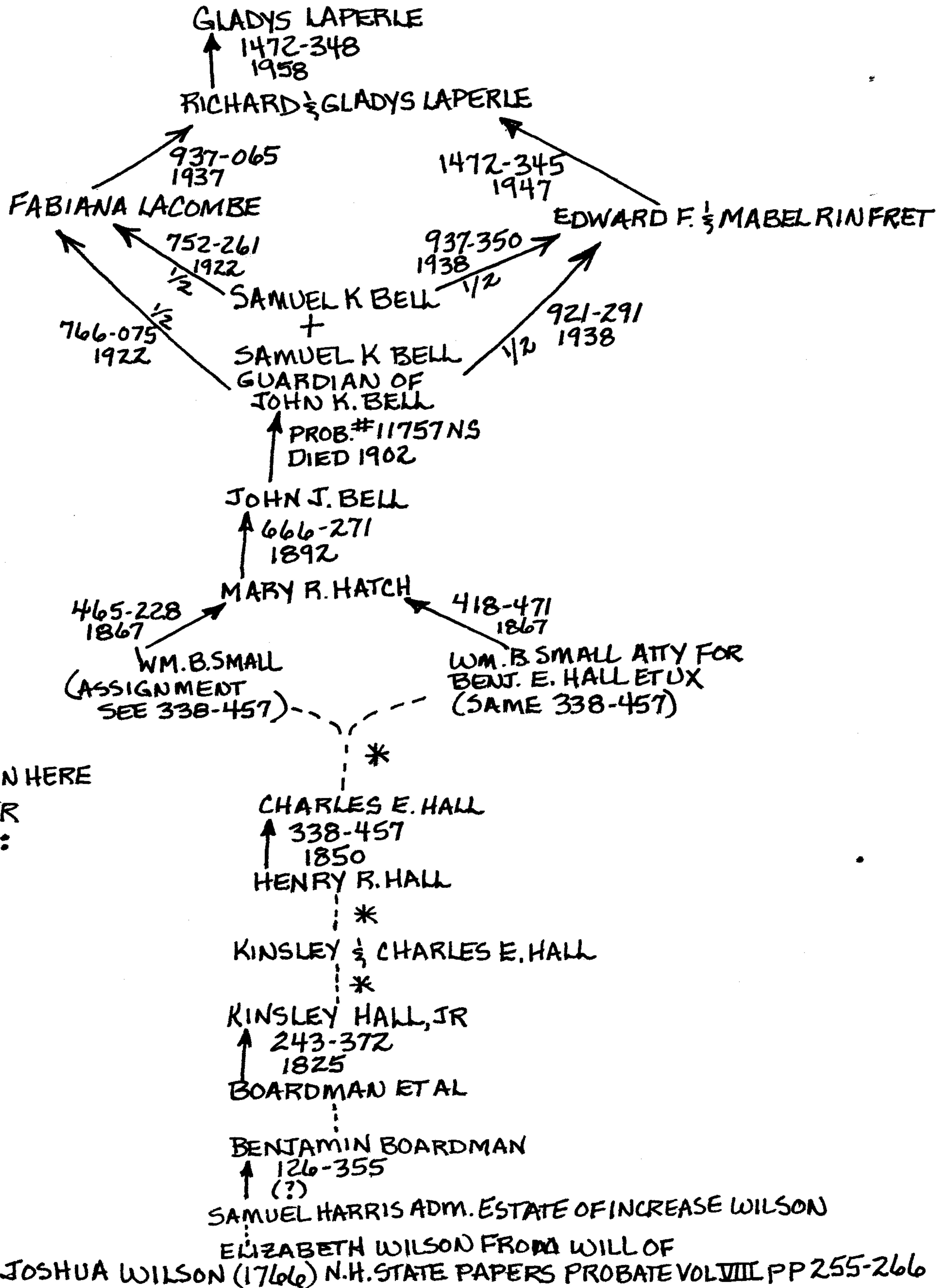
PCL 1



PCL 2



CHAIN OF TITLE - GLADYS LAPERLE LOT 33 HALL PLACE EXETER



* NOT DIRECT $\frac{1}{2}$
COMPLETE CHAIN HERE

KINSLEY HALL JR
WAS FATHER OF:
HENRY R. HALL
CHAS. E. "
BENT. E. "

~~Bell~~

History of Exeter

Charles H. Bell

1888

Heritage Books Inc

g28

son w m by 1st
marriage b 1804

4) Jotham Lawrence / Caroline
b 1777 1810 married Conner
d 1863

moved to Exeter 1809

Alexander	1812
Caroline	1815
Fitz Henry	1817
Ellen C born	1819
Samuel C	1823
Elizabeth D.C	1825
Sarah C	1828
Lydia L.	1831

ODLIN p349

b 1652 Capt Kinsley Hall 1678
d 1736 or daughter Mary

1) Joseph Boardman Lydia Gilman
94 married 1823
Lucy Maria b 1824
Julian G b 1827

2) Josiah Hall Hannah Lord light
924 married 1719 widow

Kinsley b 1720
Josiah b 1721
Dudley b 1722-3
Samuel b 1724
Abigail b 1726
Paul b 1728

3) Kinsley Hall Jr / Mary Hall
924 Henry Raulet b 1812
Catharine Norris b 1814
Charles Edward b 1816
Henry R
Benjamin E.

p 368

Samuel D. Bell brother James Bell
Came from Chester 1828 came from
Gilmanston 1831
lawyer Judge left Exeter 1835
left Exeter 1846 died Gifford 1857

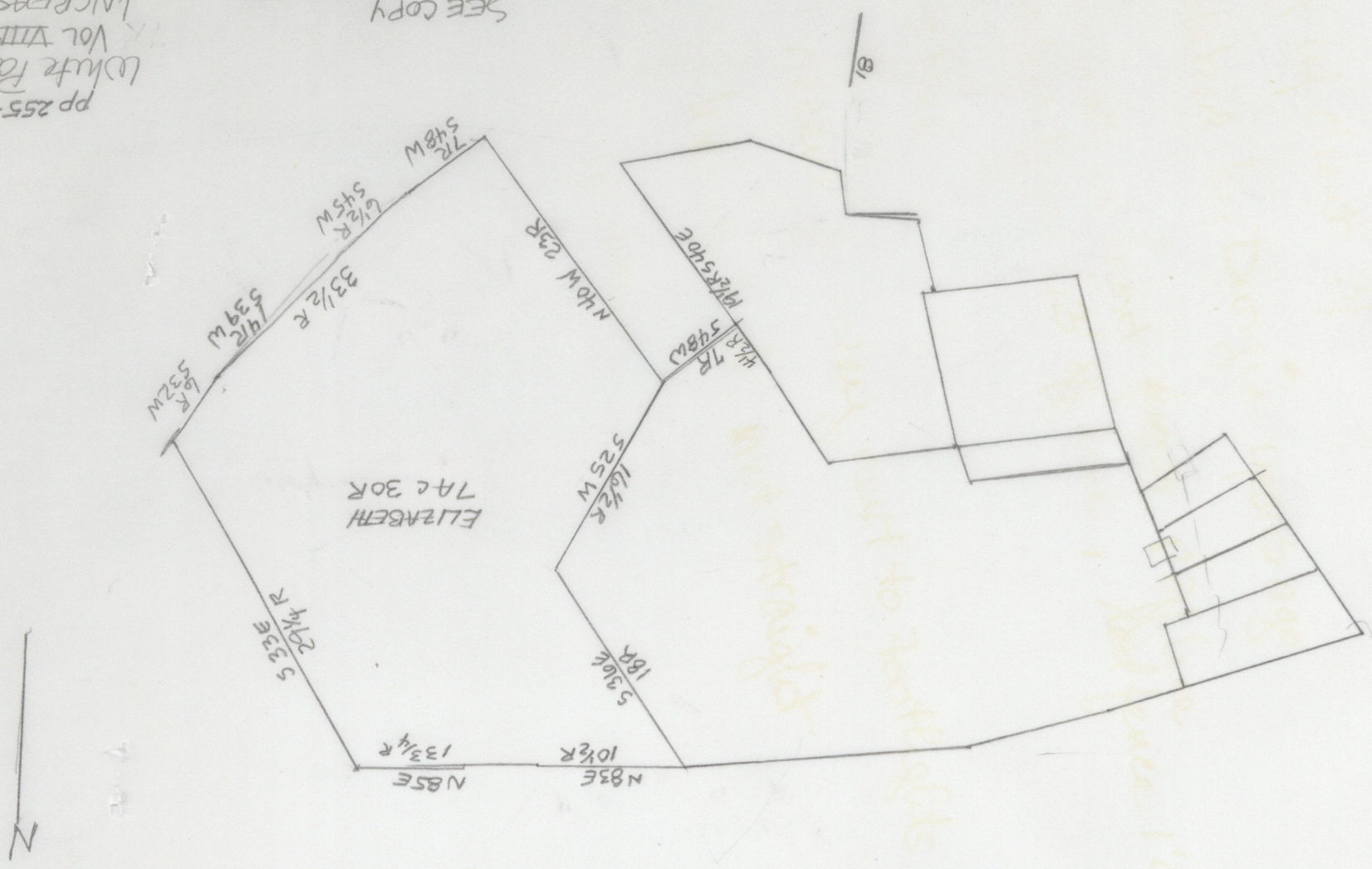
p 376

Joseph Bell in town
lawyer short time 1812

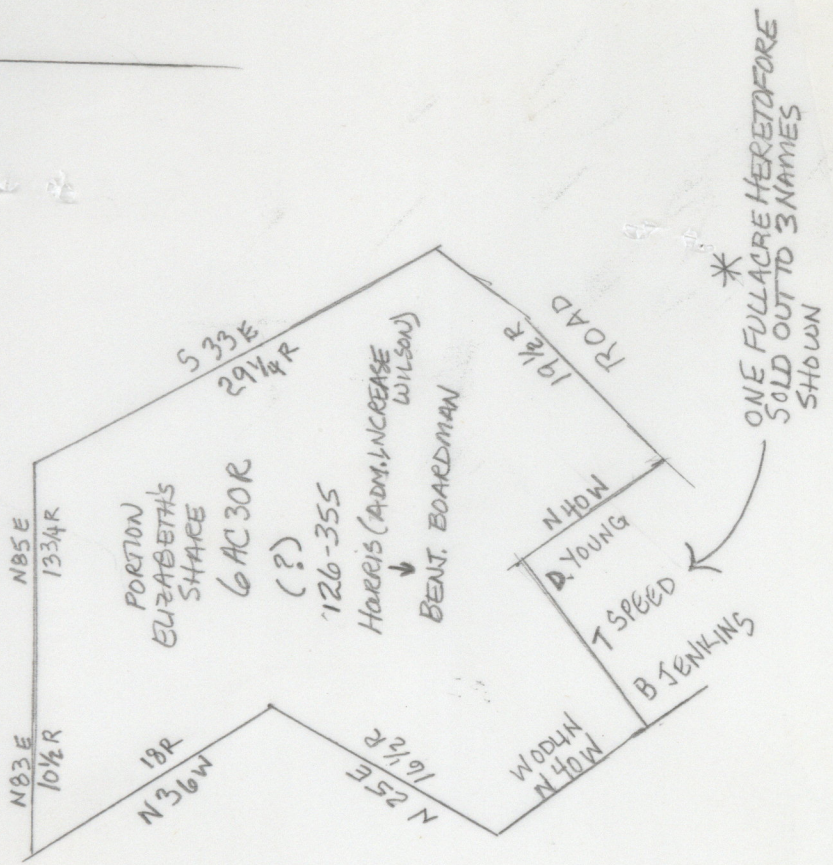
p 426

Star of the East Lodge 59
instituted 1857 officers
Charles H Bell John T Bell
among others

PP 255-246
 White Papers
 Vol VIII
 INCREASE WILSON
 1" = 200' ± 1790
 ± TAX MAP
 OVERLAY
 SEE COPY
 FOR DIMENSIONS
 ETC



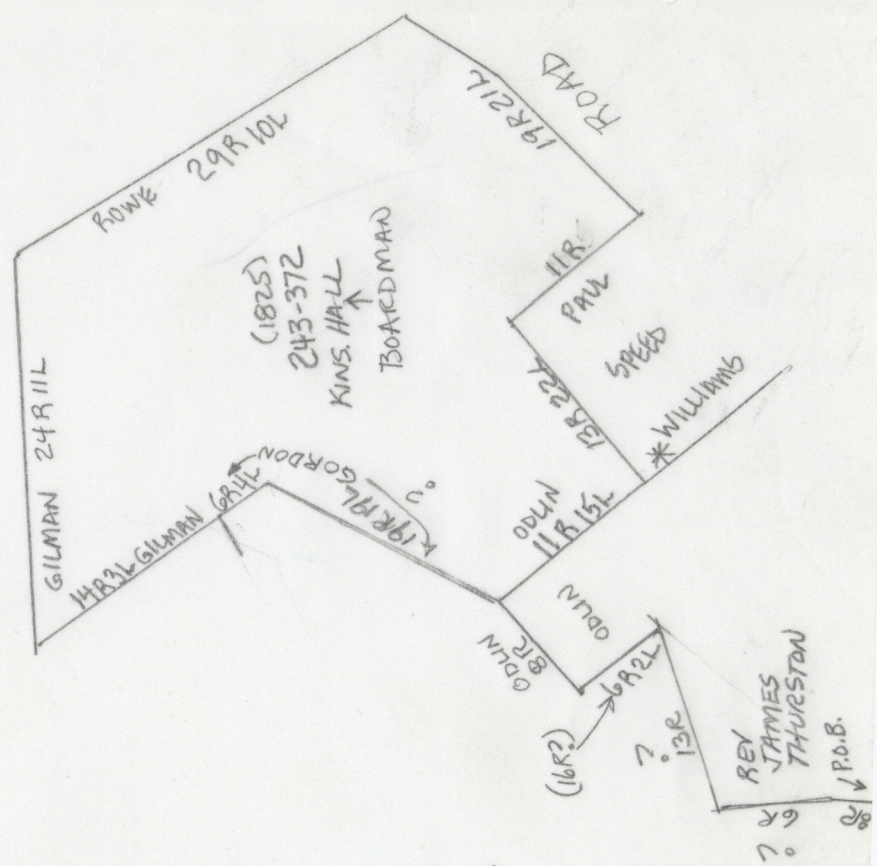
N



* 14 RODS FRONTAGE REMAINING FROM ORIGINAL SHARE

1" = 200'

* ONE FULL ACRE HERETOFORE SOLD OUT TO 3 NAMES SHOWN



* 188.1 REMAINING FROM ORIGINAL SHARE

P(START)= 159-

P= 100

283-33-05.2 51.4646

P= 350.5

284-18-33.4 50.7275

P= 351.5

285-05-21.5 49.9995

P= 352.5

285-53-32.1 49.2811

P= 353.5

287-34-10.5 47.8747

P= 18

37-42-30 79.5158

P= 121-

WAIT A MINUTE.....

WAIT A MINUTE.....

COMMAND= 212-

1	1196.1157	679.1347
3	1130.4912	915.262
5	1249.3305	728.1141
7	1333.4173	955.9427
9	1230.0963	876.1968
11	1260.1218	837.748
13	1128.1839	866.9026
15	1167.138	899.0556
17	1198.0558	946.938
19	1164.7495	903.0026
21	1197.876	827.2651
23	1250.6304	802.5655
25	1302.0024	879.6451
51	1333.3485	955.9528
53	1200.495	952.9199
55	1304.9363	897.5268
57	1151.8858	871.6245
59	1192.9024	942.1833
61	1000	1000
63	1235.9175	775.1262
66	1269.5767	834.7916
68	929.557	908.1907
71	1279.1556	851.7713
80	1237.8256	1006.4188
82	1349.1217	988.114299
86	1201.26	953.2622
95	1251.4679	973.6663
97	1305.8377	899.0687
99	1250.6578	801.2552
101	1121.3437	846.9416
103	1211.3504	731.5779
105	1118.1463	789.9987
107	960.1063	948.006
109	1192.7362	942.3035
111	1071.3089	1092.4697
113	1219.1091	1060.6953
115	1353.4573	1035.6604
117	1349.0257	988.0858
119	1032.3865	1042.5836
121	1164.8504	902.9431
125	1305.6034	897.694
140	5000	5000
142	5055.1759	5097.8106
144	4942.3037	5140.869
146	4883.4808	5062.6727
350	1134.7604	864.7145
352	1135.9936	866.289

100 1134.1438 863.9272

350.5 1134.7604 864.7145

351.5 1135.377 865.5017

352.5 1135.9936 866.289

353.5 1137.2269 867.8635

18 1200.5512 952.8699

2 1300.9995 886.785

4 1170.569 659.2877

6 1355.0044 945.5185

8 1304.9663 897.5241

10 1252.1412 864.4485

12 1269.3138 834.9399

14 1151.8602 871.4847

16 1192.9715 942.1294

18 1200.5512 952.8699

20 1256.834 799.3455

22 1188.6285 809.2733

24 1131.4703 915.0587

50 1302.1217 879.6773

52 1170.526 659.2161

54 1354.9586 945.5564

56 1128.1605 866.7179

58 1167.1507 899.2595

60 1164.7794 903.044

62 957.7885 949.4588

64 1117.2941 849.48

67 40.7814 72.2902

70 1209.8764 728.965

72 1172.8977 911.715

81 1200.3649 952.7251

83 1192.344 941.6186

90 1201.2038 953.3122

96 1167.8462 908.6502

98 120.9101 147.6519

100 1134.1438 863.9272

102 149.3194 174.3711

104 1079.9979 661.239199

106 1085.1012 810.7115

108 1163.9465 903.475299

110 1032.2934 1042.6104

112 1113.7917 1134.0571

114 1256.6167 1085.5585

116 1333.2433 994.2953

118 1192.7155 942.3169

120 1000 1000

122 1192.6718 942.3031

126 1325.3066 961.2843

141 5055.1759 5097.8106

143 4949.8858 5151.613

145 4914.0834 5101.7446

147 4999.9953 5000.0017

351 1135.377 865.5017

353 1137.2269 867.8635

BOUNDARY SURVEY
LAND OF GLADYS M. LAPERLE
33 HALL PLACE
EXETER, NH
APRIL 1988

COURSE PROJECT
THOMPSON SCHOOL
COURSE #CT 240
LEGAL ASPECTS
A.W. BIALOBRZESKI

This report contains documentation of procedures and developed information relevant to the boundary survey of land owned by Gladys M. LaPerle at 33 Hall Place in Exeter, N.H. Preliminary research prior to field work consisted of the following:

1. collecting all available information regarding subject and abutting properties at the Exeter Assessor's office.
2. Meeting with client to obtain any information she might have regarding monumentation, possession lines, and parcel history.
3. Numerous visits to the Rockingham County Registry of Deeds.
4. Research in Registry of Probate to fill in gaps in chain of title.
5. Attempts to contact abutters whose record descriptions were not clarified by surveys on record (2 out of 3 contacted).
6. Phone conversation and subsequent meeting with representative of Norway Plains Survey Assoc., Inc. regarding their survey in progress of adjacent lot.
7. Readings in Bell's History of Exeter (1888) to obtain information on former landowners in the area.

Deed research revealed a somewhat convoluted parcel history of parent tracts which necessitated running the title back into the 1700's to determine senior rights for the southerly line of the subject lot. (For purposes of discussion, the boundary along Hall Place will be termed the Northerly line, that against Rinfret the easterly line, that against Munroe the westerly line, even though these lines are in fact oriented more toward the northwest, northeast, and southwest respectively). The abutting parcels which front on Portsmouth Avenue are senior in origin as they are part of a 1 acre lot sold out of a partition which was laid out in 1766 by the will of Joshua Wilson. For the purposes of the present survey, this southerly line has been located in conformance with surveys called for in the record where indicated on the plan, and in conformance with the subject parcel's deed call of 132.3 feet depth for the westerly line, as conflicting calls for the depth of the Portsmouth Avenue lots at this point make it impossible to locate the line from that direction. In addition, the 132.3 ft. depth allows for all of the various calls in the record to be met or exceeded, thereby assuring the protection of abutting senior rights.

Consultation with the Exeter Public Works Director revealed that the town had no record of an official layout of Hall Place, at least "as far back as the records were legible". There was mention, however, in one of the deeds found in the registry, of "a contemplated highway" at a record distance (the sum of two separate deed calls on a particular line) from Portsmouth Avenue to same. Unfortunately, long standing occupation exceeded this call by some 8 to 10 feet and, in

the absence of any further confirmation in the record for this dimension, it was abandoned as a controlling factor. In the end, the sideline of Hall Place was held to be determined by a presumed controlling stone bound 163 feet westerly of the subject lot, an iron pipe presumed to be that called for on a 1972 survey of land abutting on the rear but one parcel removed on the east, and a drill hole between the two implied to be a sideline monument on a recorded easement plan in the same area. The sideline as established by these three monuments is reasonably in keeping with the client's statement that her husband attempted to construct his brick retaining wall one foot off the street line (the current survey finding offsets of 0.7 foot and 0.3 foot back from the sideline at the two end corners of the wall). It does, however, represent a line which is not parallel with either the travelled way or the apparent sideline of the north side of Hall Place. The client should be advised that the currently accepted sideline may have come about as a result of her own occupation to it, however longstanding that occupation may have been, and therefore if documentation of an early layout should ever be uncovered, the line on the current survey may need to be fixed by court action to become completely certain. Of course, if there were no taking or layout made, the client would own at least to centerline in fee and the town would have prescriptive easement rights over only that portion which it maintains.

The front and rear lines of the property having been fixed by the aforementioned evidence and conclusions, it now remains to address the question of the east and west boundaries. The LaPerle property is a combination of two separately deeded parcels, each having senior rights over its abutter from a controlling original line between two former owners that runs through the middle of the lot. The northerly terminus of this controlling line is defined by the record (with some deciphering of abutting parcel history- see enclosed sketches) as being 163 feet easterly of a stone bound which is mentioned in deeds as far back as 1938. A stone bound was found and located and the corner dividing the former lands of Lacombe and Rinfret has been fixed by this survey at the record 163 feet from the same bound. As to the southerly direction of this controlling line, the following conclusions were made: The deed from Lacombe to LaPerle calls for a right angle from the street. This right angle call was not found, however, in the deed by which this line was created, that from Bell to Lacombe, which by virtue of the dimensions cited implies something other than a right angle but does not provide sufficient information to define the angle with certainty. For lack of any conclusive evidence to fix the direction of the line, a trial solution is attempted by working backwards from the second piece purchased by LaPerle, which calls for monuments (iron pipes in cement) at the northeast and southeast

corners. No such monument was found at the northeast corner, but an large iron pipe with cement at the base was found out of the ground leaning against a large fence post at the approximate corner, appearing to have been recently removed and possibly replaced with one of two iron pipes found near the post. The older of the two was on the east side of the post and flush against it, precluding the possibility of being a replacement for the larger pipe with the even larger clump of cement at the base. The newer of the two pipes, located some inches from the fence post on the east side, appeared to have been ~~set in newly disturbed dirt. A rather tenuous inference was drawn that this pipe should be held as the probable replacement for the original removed monument.~~ A check of this location with the implied corner shown on the abutting record survey was made by comparing its distance to the iron pipe in the sideline of Hall Place with the corresponding distance calculated from the plan. This comparison confirmed that the newer iron pipe was in fact very near the plan distance from the pipe, and when checked against the deed call from the street was found to be within 0.01 ft of a distance call that was only specified to the nearest inch. Based on this evidence and the absence of any evidence to the contrary, the iron pipe on the west side of the fence post was presumed to control.

either set
in concrete
or wedged
securely
in concrete
like material
(just felt around
base of it
a few inches
below grade)
after report
was done

Having established two corners of a four sided parcel as described, the rear lot corner of the original interior lot lines was established (for lack of two controlling directions) by intersecting the two distances called for in the deed from Rinfret. As this calculated corner encroached slightly (less than 1 ft.) over a record survey line, the depth at this point would yield to the senior parcel. However, it was deemed more appropriate to continue to lay out both LaPerle deeds as written and then apply the senior rights to the end result to more properly reflect the intentions of the grantors at the time of conveyance. At this point, 3 corners of the Rinfret parcel have been established. The front corner of the Lacombe deed is now fixed by applying the deed frontage call in a westerly direction from the controlling interior line. As this parcel is senior to the westerly abutter and as the total of all record dimensions to the stone bound have been maintained, this corner can be established with confidence. Again, lacking two controlling directions in the deed, the called for distances are intersected to established the southwest corner of the Lacombe parcel and of the LaPerle survey. As confirmation of the decision to hold the iron pipe at the southeast corner of the Rinfret parcel, we find that the resulting westerly line of the survey falls quite close to the line of possession, which is the stockade fence.

Once the rear (southerly) corners have been laid out according to their respective deeds, the southerly line is adjusted slightly to conform with older surveys (1960 and

1972) called for in the records of the senior abutting parcels. Although it is presumed that the original dividing line was straight and it appears that the 1960 survey might be proved to be incorrect with further research, it does not appear to be in the client's interest to initiate a dispute with the record over less than 1 foot. The abutting survey has been held basically because the adjustment is relatively insignificant and it conforms with the record description of a senior parcel.

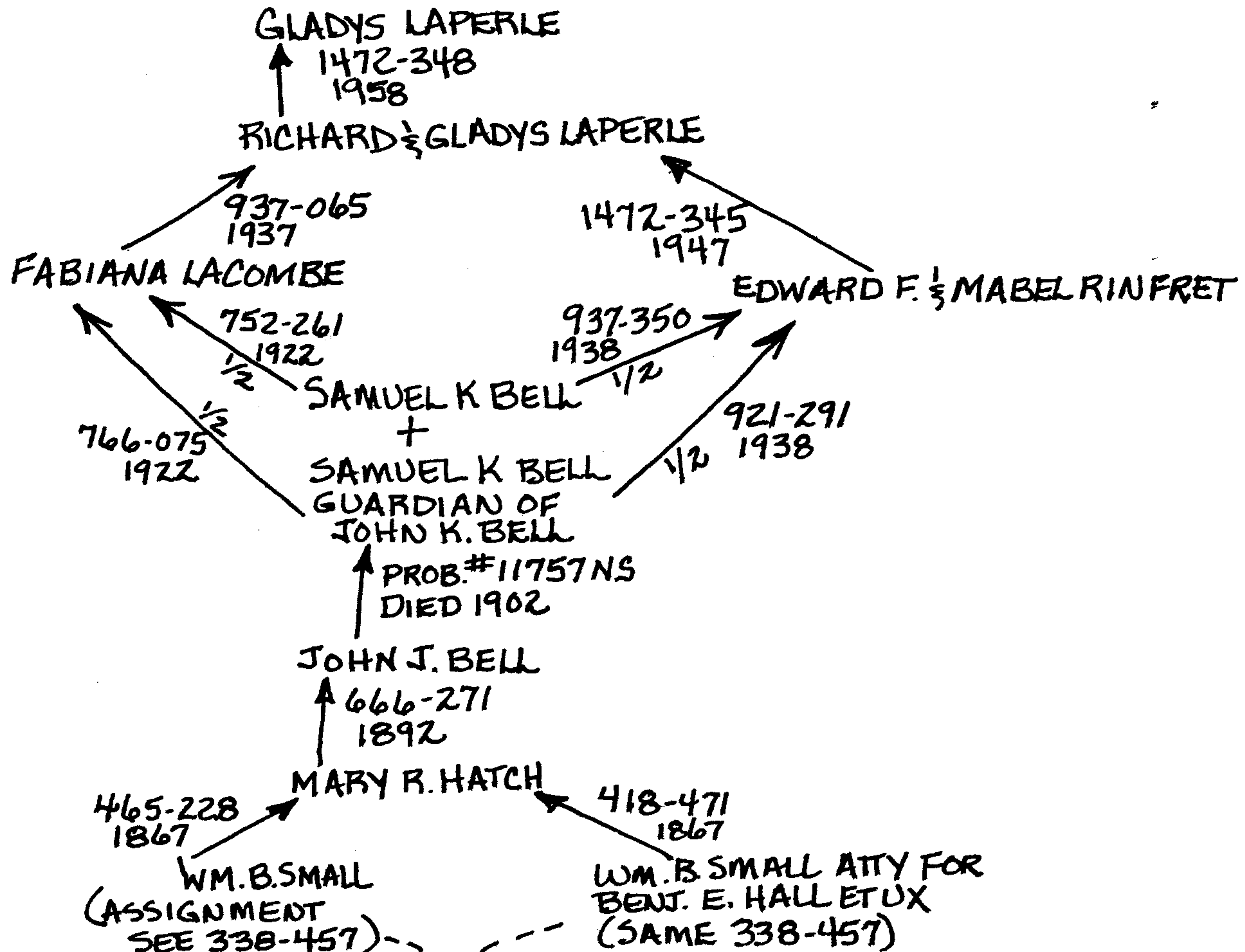
The northerly line of the Rinfret parcel calls for 55 feet of frontage and is also senior to the easterly abutter. There are, however, conflicting elements in the description whereby the front and rear lines are both said to be 55 feet in length and the two side lines are called for as being parallel. Since the front and rear lines are not themselves parallel, the deed elements combine to make a mathematical impossibility, and if the side lines are held to be parallel (course over distance) then one of the 55 foot calls must yield. Statement of the abutting owner indicates he has assumed possession to the picket fence and the pole for lack of better knowledge. Although there is no reason to assume he will not concur with the true line when shown, in this case it would be prudent to include in the survey all calls which conform to the senior deed, and where some calls must yield to effect a reasonable construction, the mathematical adjustment should in this case for reasons of equity favor the abutter. The rear line has therefore been held at the deed call of 55 feet and the line run parallel with the controlling interior line to the street, resulting in a frontage dimension of 54.30 instead of the 55 feet as called for.

The boundaries of the LaPerle property having been thus located and shown on the enclosed plan for recording, it remains to set monuments at three calculated corners. As stone bounds have been requested and as it is not certain whether they can physically be set at the appropriate locations, the plan cannot yet be finalized and has therefore been marked preliminary. Work to date is as follows:

Research.....	27 hrs. @ \$25/hr.....	\$675
Field work....	7.5hrs. @ \$60/hr.....	\$450
	(2 man crew)	
Office Calcs....	8hrs..@ \$50/hr.....	\$400
Draft/Plot.....	8hrs..@ \$25/hr.....	\$200
Total work to date.....		\$1725
Estimate for completion.....		\$ 300
Total.....		\$2025

Original estimate was \$1200-\$1500. Probable billing amount will be \$1750.

CHAIN OF TITLE - GLADYS LAPERLE LOT 33 HALL PLACE EXETER



* NOT DIRECT &
COMPLETE CHAIN HERE

KINSLEY HALL JR
WAS FATHER OF:
HENRY R. HALL
CHAS. E. "
BENT. E. "

